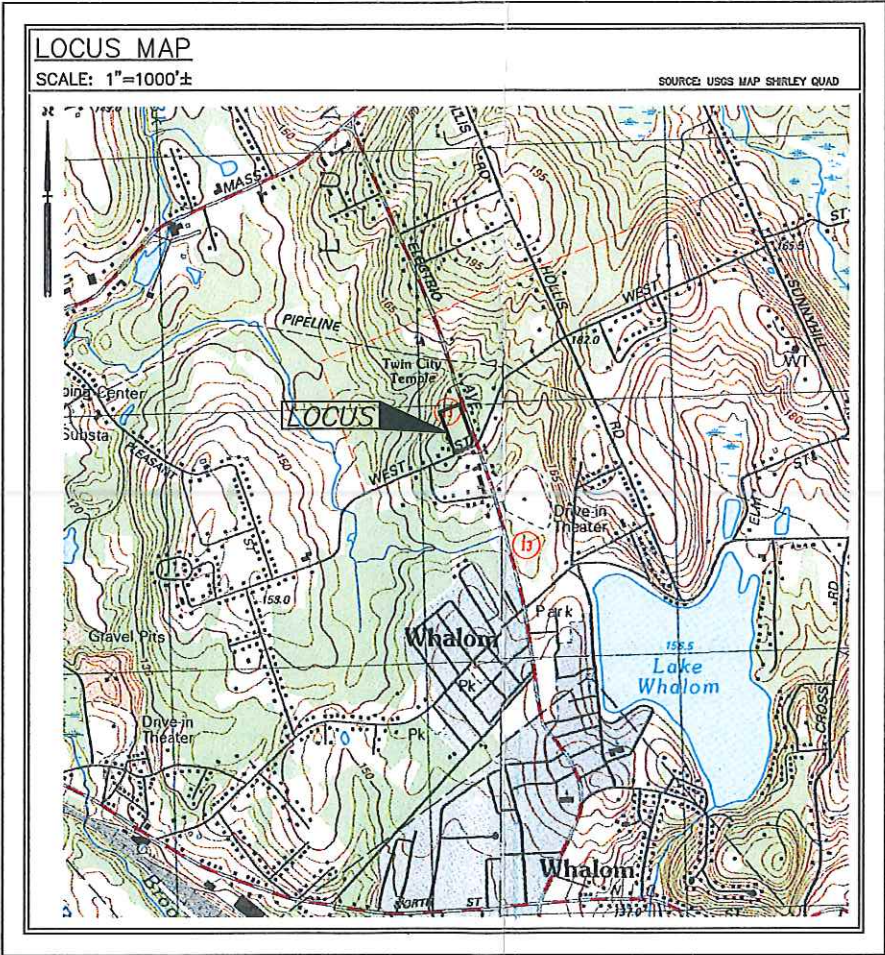


**PROPOSED SELF STORAGE FACILITY  
SITE DEVELOPMENT PLAN**

AT

**270 ELECTRIC AVENUE  
LUNENBURG, MASSACHUSETTS**

**APRIL 27, 2015**



RECEIVED

MAY 28 2015

Planning Department

APPROVAL UNDER  
SITE PLAN  
IS REQUIRED

DATE  
TOWN OF LUNENBURG  
PLANNING BOARD

ASSESSOR'S MAP #: 93 PARCEL #: 72



OWNER/APPLICANT  
LTN REALTY TRUST  
308 ELECTRIC AVENUE  
LUNENBURG, MASSACHUSETTS 01462

ENGINEER & SURVEYOR  
WHITMAN & BINGHAM ASSOCIATES, LLC.  
510 MECHANIC STREET  
LEOMINSTER, MA 01453  
TEL. (978) 537-5296  
FAX (978) 537-1423

NO.	DATE	DESCRIPTION
1	5/26/15	SHEETS 2, 3, 4, 5, 7 & 8

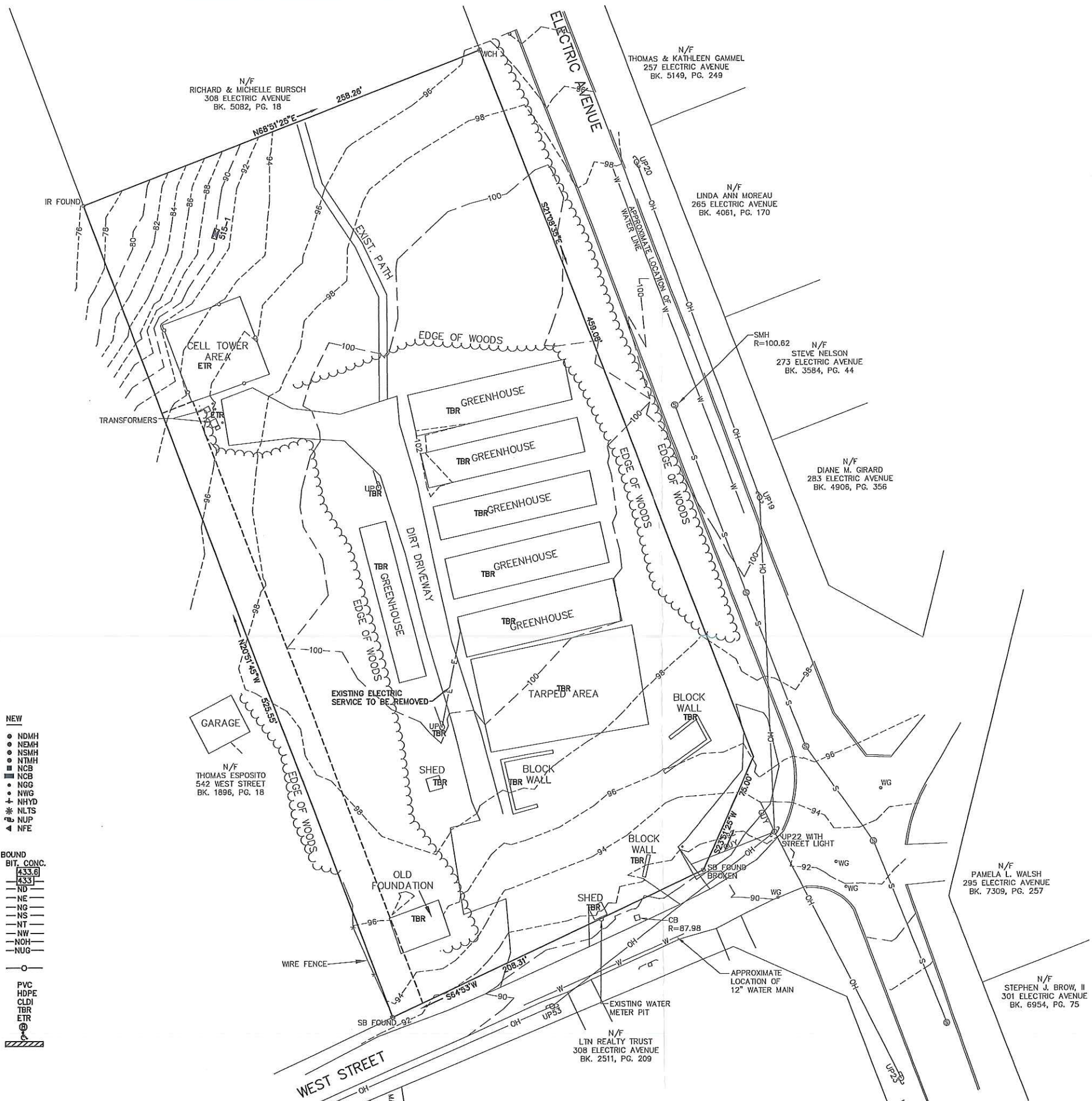
PLAN INDEX	
EXISTING CONDITIONS & DEMOLITION PLAN	1
GRADING AND UTILITIES PLAN	2
LAYOUT AND MATERIALS PLAN	3
EROSION CONTROL PLAN	4
LANDSCAPE PLANS	5
CONSTRUCTION NOTES	6
CONSTRUCTION DETAILS	7 - 8





LEGEND

EXISTING	DESCRIPTION	NEW
○ DMH	DRAIN MANHOLE	○ NDMH
○ EMH	ELECTRICAL MANHOLE	○ NEMH
○ SMH	SEWER MANHOLE	○ NSMH
○ TMH	TELEPHONE MANHOLE	○ NTMH
□ CB	CATCH BASIN	■ NCB
□ CB	CATCH BASIN/DOUBLE GRATE	■ NCB
○ GG	GAS GATE	○ NGG
○ WG	WATER GATE	○ NWG
○ HYD	HYDRANT	○ NHYD
○ LTS	LIGHT	○ NLTS
○ UP	UTILITY POLE	○ NUP
○ FE	FLARED END	○ NFE
○ IR	IRON ROD	
○ SB	STONE BOUND	
○ WCH	WORCESTER COUNTY HIGHWAY BOUND	
BIT. CONC.	BITUMINOUS CONCRETE	BIT. CONC.
433x8	SPOT GRADE	433x8
433	CONTOUR	433
D	DRAIN	ND
E	ELECTRIC	NE
G	GAS	NG
S	SEWER	NS
T	TELEPHONE	NT
W	WATER	NW
OH	OVERHEAD UTILITY	NOH
UG	UNDERGROUND UTILITY	NUG
○	STONEWALL	
○	FENCE	
○	TREE LINE	
○	PVC	
○	HDPE	
○	CLDI	
○	POLYVINYL CHLORIDE	
○	HIGH DENSITY POLYETHYLENE	
○	CEMENT LINED DUCTILE IRON	
○	TO BE REMOVED	
○	EXISTING TO REMAIN	
○	PARKING SPACES	
○	HANDICAP SPACE	
○	PAINTED ISLAND	




APPROVAL UNDER  
SITE PLAN  
IS REQUIRED

DATE \_\_\_\_\_


TOWN OF LUNENBURG  
PLANNING BOARD

CHECKED BY: BFM		SCALE: 1"=50'		JOB NUMBER: 13341		PLAN NUMBER: 31-D-25		FIELD BOOK REF(S):	
DRAWN BY: MFP		DATE: 4/27/15		SHEET NUMBER: 1 OF 8		COMPS: 9739		PLAN REF(S): BY OTHERS	
REVISIONS									
NO.									
DESCRIPTION									
DATE									
BY									

EXISTING CONDITIONS AND DEMOLITION PLAN AT 270 ELECTRIC AVENUE IN LUNENBURG, MA		PREPARED FOR: LTN REALTY TRUST 308 ELECTRIC AVENUE LUNENBURG, MA 01462
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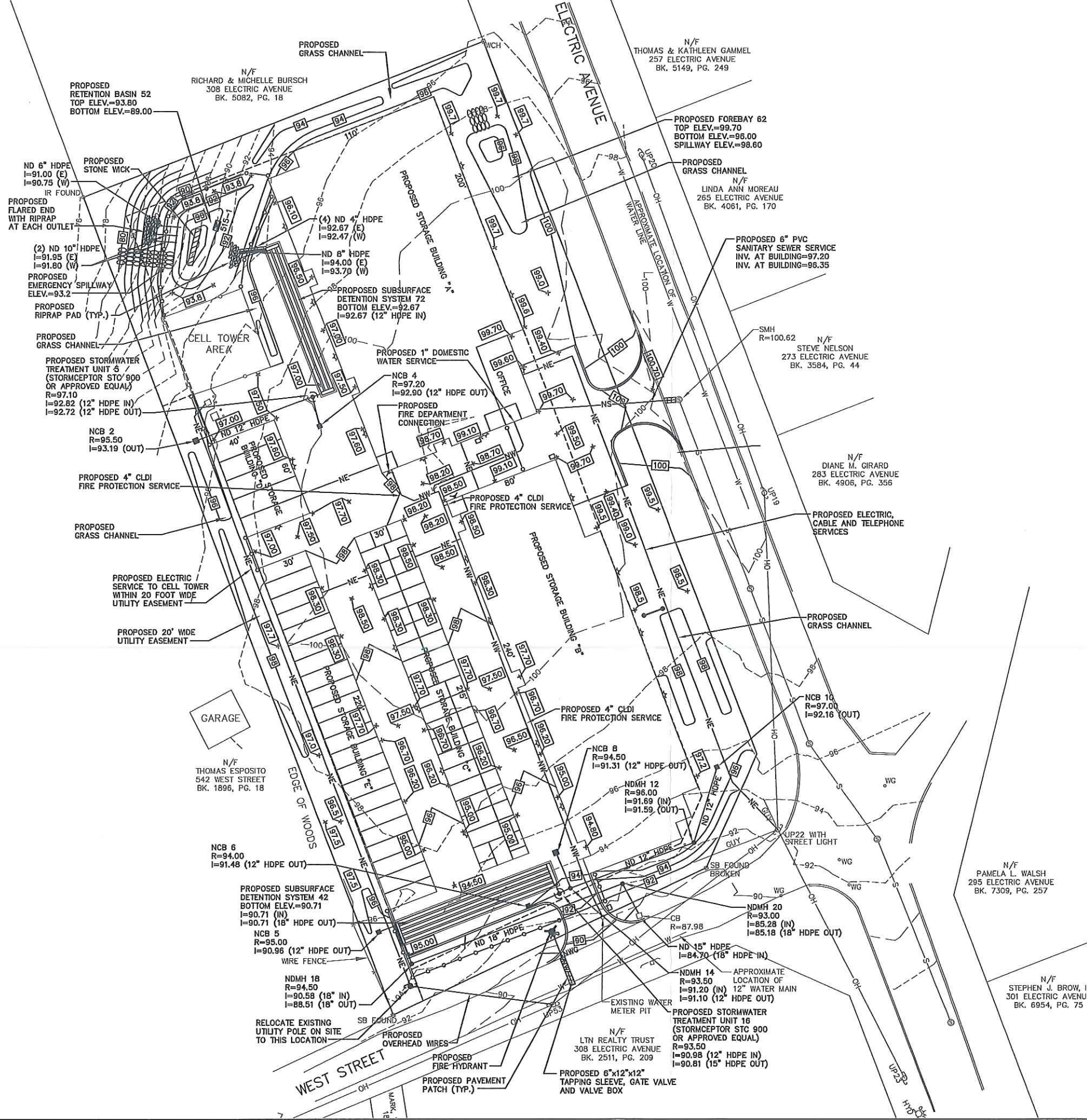


APPROVAL UNDER  
SITE PLAN  
IS REQUIRED



**WHITMAN & BINGHAM**  
ASSOCIATES  
REGISTERED ENGINEERS & LAND SURVEYORS  
50 ALDEN STREET  
LEONARDTOWN, MASSACHUSETTS 01469  
TEL: (978) 537-5206  
FAX: (978) 537-4425





APPROVAL UNDER  
SITE PLAN  
IS REQUIRED

DATE  
TOWN OF LUNENBURG  
PLANNING BOARD


CHECKED BY:	BFM
DRAWN BY:	MFP
DATE:	4/27/15
SHEET NUMBER:	2 OF 8
JOB NUMBER:	13341
PLAN NUMBER:	31-D-25
FIELD BOOK REF(S):	

REVISIONS	NO.	DESCRIPTION	DATE	BY
	1	PER ENGINEERING COMMENTS	5/26/15	MFP

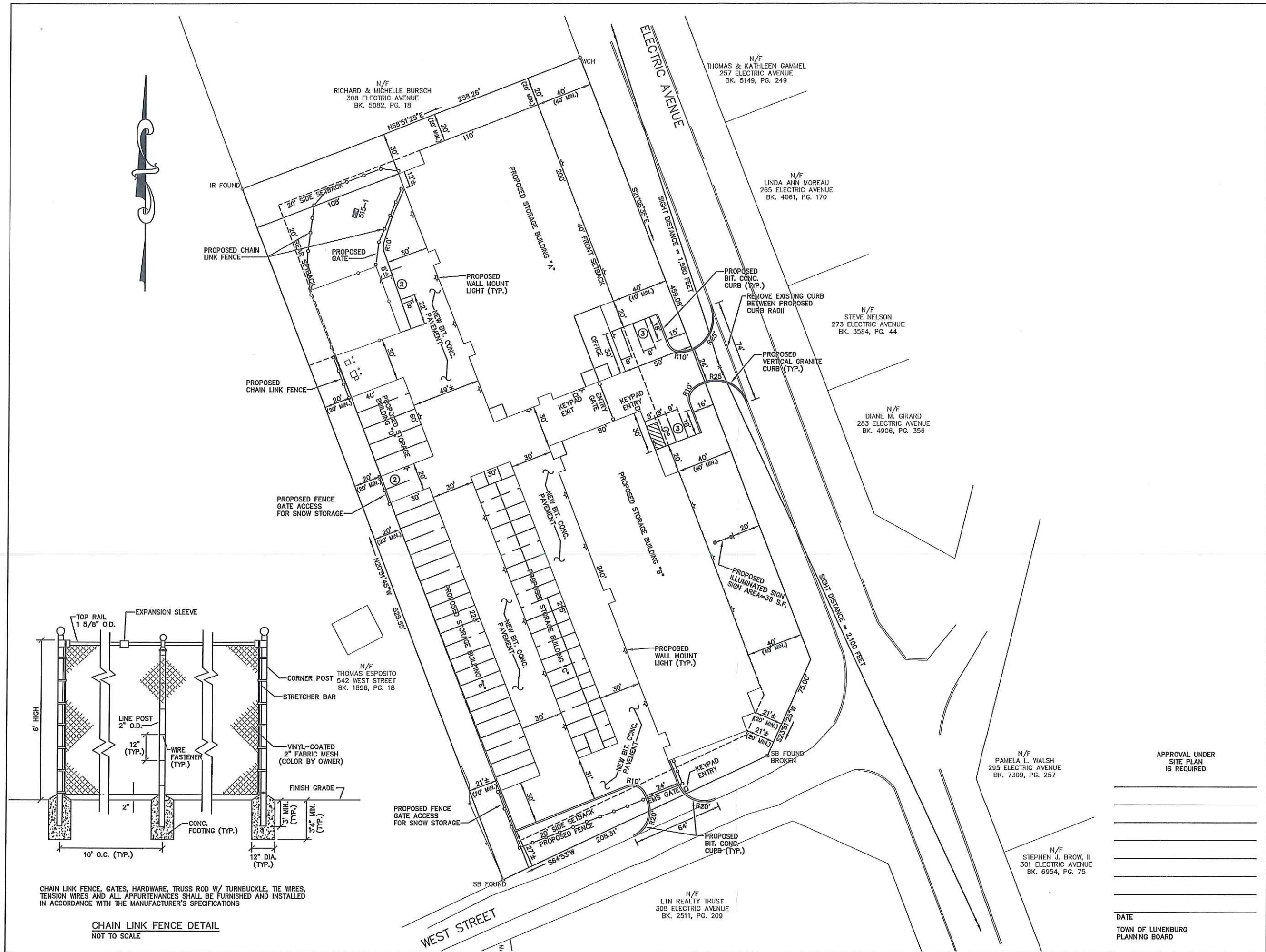
GRADING AND UTILITIES PLAN  
AT  
270 ELECTRIC AVENUE  
IN  
LUNENBURG, MA



PREPARED FOR:  
LTN REALTY TRUST  
308 ELECTRIC AVENUE  
LUNENBURG, MA 01462



**WHITMAN & BINGHAM**  
ASSOCIATES  
REGISTERED ENGINEERS & LAND SURVEYORS  
510 NICHOLAS STREET  
LEAMINGTON, MASSACHUSETTS 01539  
TEL: (508) 533-5555  
FAX: (508) 533-5555





		<b>WHITMAN &amp; BINGHAM</b> A S S O C I A T E S REGISTERED ENGINEERS & LAND SURVEYORS 510 MECHANIC STREET LEONMINSTER, MASSACHUSETTS 01465 TEL: (617) 557-5266 FAX: (617) 557-1425	
<div>LAYOUT AND MATERIALS PLAN AT 270 ELECTRIC AVENUE IN LUNENBURG, MA</div>		<div>PREPARED FOR:  LTN REALTY TRUST 308 ELECTRIC AVENUE LUNENBURG, MA 01462</div>	
			
		</	



INSTALL AND MAINTAIN  
STRAW WATTLE EROSION CONTROL  
PRIOR TO CONSTRUCTION  
REMOVE EROSION CONTROLS  
ONCE THE SITE HAS STABILIZED

N/F  
RICHARD & MICHELLE BURSCH  
308 ELECTRIC AVENUE  
BK. 5082, PG. 18

N/F  
THOMAS & KATHLEEN GAMMEL  
257 ELECTRIC AVENUE  
BK. 5149, PG. 249

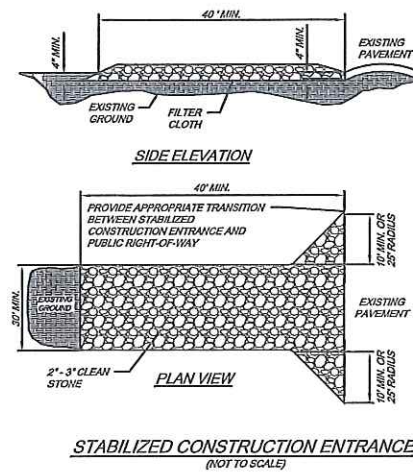
N/F  
LINDA ANN MOREAU  
265 ELECTRIC AVENUE  
BK. 4061, PG. 170

N/F  
STEVE NELSON  
273 ELECTRIC AVENUE  
BK. 3584, PG. 44

N/F  
DIANE M. GIRARD  
283 ELECTRIC AVENUE  
BK. 4906, PG. 356

N/F  
THOMAS ESPOSITO  
542 WEST STREET  
BK. 1896, PG. 18

N/F  
LTN REALTY TRUST  
308 ELECTRIC AVENUE  
BK. 2511, PG. 209



CHECKED BY:	BFM	DRAWN BY:	MFP	DATE:	4/27/15	SHEET NUMBER:	4 OF 8	COMPS:	9739	PLAN REF(S):	BY OTHERS	FIELD BOOK REF(S):	
SCALE:	1"=30'												
JOB NUMBER:	13341												
PLAN NUMBER:	31-D-25												

REVISIONS	NO.	DESCRIPTION	DATE	BY
	1	PER ENGINEERING COMMENTS	5/26/15	MFP

EROSION CONTROL PLAN  
AT  
270 ELECTRIC AVENUE  
IN  
LUNENBURG, MA

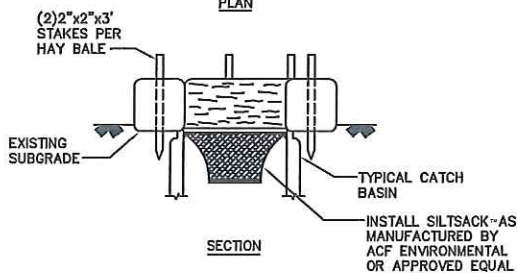
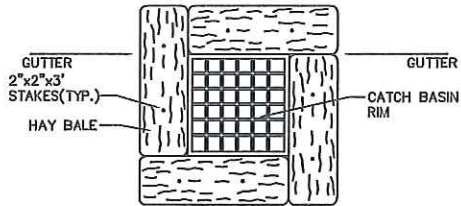
PREPARED FOR:  
LTN REALTY TRUST  
308 ELECTRIC AVENUE  
LUNENBURG, MA 01462



**WHITMAN & BINGHAM**  
ASSOCIATES  
REGISTERED ENGINEERS & LAND SURVEYORS  
510 MECHANIC STREET  
LEONARD, MA 01936  
TEL: 978-551-5205  
FAX: 978-551-5423

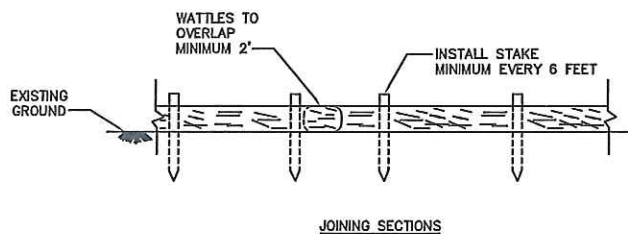
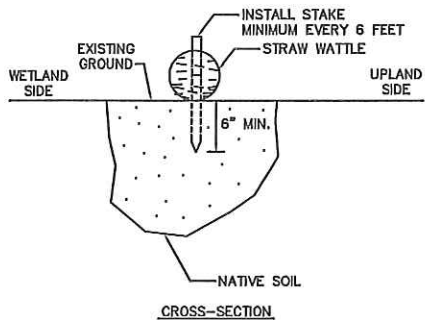
DATE  
TOWN OF LUNENBURG  
PLANNING BOARD

APPROVAL UNDER  
SITE PLAN  
IS REQUIRED



NOTE:  
WHEN CONTENTS OF SILTSACK REACH HALF WAY UP BAG, REMOVE  
AND DISPOSE CONTENTS IN A LEGAL MANNER. IF BAG IS  
DAMAGED IN ANY WAY, DISPOSE OF AND REPLACE IMMEDIATELY.

CATCH BASIN INLET EROSION CONTROL  
NOT TO SCALE



STRAW WATTLE DETAIL  
NOT TO SCALE

INSTALL AND MAINTAIN  
STRAW WATTLE EROSION CONTROL  
PRIOR TO CONSTRUCTION  
REMOVE EROSION CONTROLS  
ONCE THE SITE HAS STABILIZED

INSTALL AND MAINTAIN  
STRAW WATTLE EROSION CONTROL  
PRIOR TO CONSTRUCTION  
REMOVE EROSION CONTROLS  
ONCE THE SITE HAS STABILIZED







## QUITCLAIM DEED

We, Thomas J. Robichaud, JR. and Elaine M. Robichaud for full consideration of \$1,000.00 paid,

## GRANT TO:

MICHELE T. RIORDAN AND MICHAEL F. RIORDAN of 190 Chase Road Lunenburg,  
Worcester County, Commonwealth of Massachusetts

## WITH QUITCLAIM COVENANTS

A certain tract of land situated in Lunenburg, Worcester County, Massachusetts, and on the  
Easterly side of Chase Road bounded and described as follows:

Beginning at the Northwestern corner thereof at stake on Chase Road, at land of Robichaud;

thence running South 86 degrees 33' East by said Robichaud land Two Hundred Fifty-one  
and 63/100 (251.63) feet, more or less, to a stake one (1) foot in back of a stone  
wall;

thence South 16 degrees 31' East by wall, one Hundred Eighty-five and 5/100 (185.5) feet  
to a stake in wall at land now or formerly of one Reida;

thence North 87 degrees 51' West by said Reida land, Three Hundred Thirteen (313) feet,  
more or less, to a stake at Chase Road;

thence Northerly on a slight curve with a radius of 7970 feet and by Chase Road, One  
Hundred Eighty (180) feet to the point of beginning.

Containing 50,651 square feet of land.

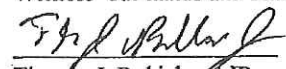
Subject to any outstanding power line easements.


Being the same premises conveyed to us by deed of Louis H. Robichaud dated August 28, 1981  
and recorded with the Worcester Northern District Deeds in Book 1272 page 338.

No new boundaries are created by this instrument.

The preparer of this deed did not conduct a title exam.

Witness our hands and seals this 13 day of May, 1998.

  
Thomas J. Robichaud JR.

  
Elaine M. Robichaud

RETURN TO:
M/T RIORDAN
PO BOX 543
Lunenburg
01462

98 MAY 20 AM 10:07


180 Chase Road Lunenburg, MA 01462

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

May 13, 1998

Then personally appeared the above named Thomas J. Robichaud and acknowledged the foregoing instrument to be his free act and deed before me.

  
Susan Bonser, Notary Public  
My Commission expires: 3-15-2002

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

May 13, 1998

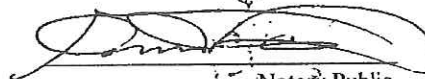
Then personally appeared the above named Elaine M. Robichaud and acknowledged the foregoing instrument to be her free act and deed before me.

DEEDS REG 21  
FITCHBURG

05/20/98

TAX 4.56  
CASH 4.56

93974800 10:05  
EXCISE TAX

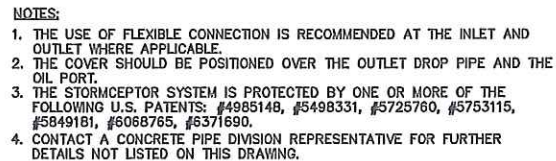
  
Notary Public  
My Commission expires:  
**MY COMMISSION EXPIRES  
JUNE 19, 2003**

ATTEST NO. WORC REGISTRY OF DEEDS  
JOHN B. McLAUGHLIN, REGISTER









**NOTES:**

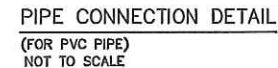
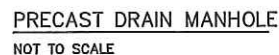
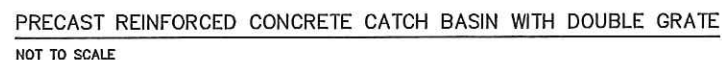
1. PROVIDE CONCRETE THRUST BLOCKS AT ALL BENDS, DEAD ENDS & TEES UNLESS OTHERWISE DIRECTED. CONCRETE FOR ALL THRUST BLOCKS SHALL BE PLACED AGAINST FIRM, UNDISTURBED SOIL. PROVIDE APPROVED ANCHOR HARNESS RODS & SOCKET CLAMPS AS SPECIFIED & IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS WHERE SOIL HAS BEEN DISTURBED OR THRUST BLOCKS CANNOT BE USED, AS DIRECTED BY THE ARCHITECT.
2. ALL SOCKET CLAMP METAL SHALL BE COATED WITH BLACK ASPHALTUM OR OTHER WATER DEPARTMENT APPROVED COATINGS.
3. CONCRETE THRUST BLOCKS POURED BEHIND 3-WAY TEE & HYDRANT SHOE SHALL BE COATED WITH SOCKET CLAMP COATING.
4. NO CONCRETE SHALL COVER PIPE JOINTS, FITTING JOINTS, BOLTS OR HYDRANT DRAINS.

Diagram illustrating the construction details of a manhole structure, showing a cross-section view with various components and dimensions.

**Dimensions and Components:**

- 12" COMPACTED GRAVEL**: Base layer.
- 5" MIN.**: Thickness of the concrete base.
- 4'-0" SUMP**: Internal sump area.
- LEBARON L219-12 OIL & GAS TRAP**: Trap installed in the riser.
- CONCENTRIC CONE 2' MIN. - 4' MAX.**: Riser structure.
- 2' DIA.**: Diameter of the top opening.
- FINISH GRADE**: Ground level.
- HEAVY DUTY (H-20 LOADING) FRAME & GRATE, LEBARON LF248-2 OR APPROVED EQUAL**: Top frame and grate.
- CASTING TO BE SET ON AND COVERED WITH FULL BED OF CEMENT MORTAR**: Detail for the top casting.
- ADJUST TO GRADE W/ COURSES OF RED SEWER BRICK OR MORTAR (2 COURSES MIN., 4 COURSES MAX.)**: Detail for the top adjustment.
- AREA OF REINFORCING STEEL: 0.12 SQ. IN. PER LINEAR FOOT BOTH DIRECTIONS REINFORCING SUFFICIENT TO WITHSTAND H-20 LOADING**: Reinforcing steel specification.
- MANHOLE TO CONFORM TO ASTM SPEC. C-478**: Manhole specification.
- O-RING RUBBER GASKET JOINT (TYP.) CONFORMING TO ASTM SPEC. C-443**: Gasket joint specification.
- UNDISTURBED MATERIAL**: Material below the base.
- FLOW**: Indicated by an arrow pointing into the manhole.
- RISER**: The vertical pipe section.
- 2' MIN. - 4' MAX. MONOLITHIC BASE**: Base specification.

Diagram illustrating the plan view of the diffuser assembly. The assembly consists of a circular diffuser body with an internal grid structure. The grid is divided into two main sections, each further subdivided into a 4x4 grid of smaller cells. An outlet pipe is shown on the left side, with an arrow indicating the flow direction. The overall diameter of the diffuser body is labeled as 6'-0" O.D. (Outside Diameter). The word "PLAN" is centered below the diagram.



APPROVAL UNDER  
SITE PLAN  
IS REQUIRED

REVISIONS				DRAWN BY: MFP	CHECKED BY: BFM
				DATE: 4/27/15	SCALE: AS NOTED
				SHEET NUMBER: 7 OF 8	JOB NUMBER: 13341
				COMPS: 9739	PLAN NUMBER: 31-D-25
1	PER ENGINEERING COMMENTS	5/26/15	MFP	PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

**CONSTRUCTION DETAILS #1**

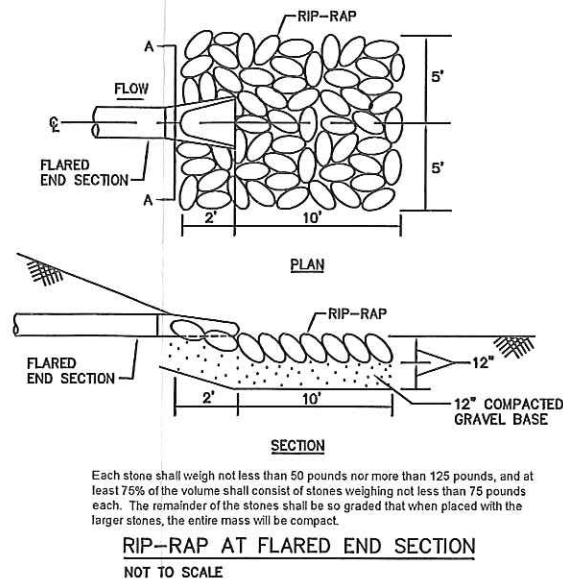
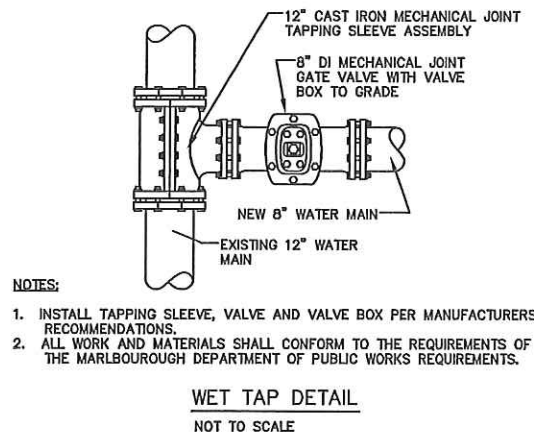
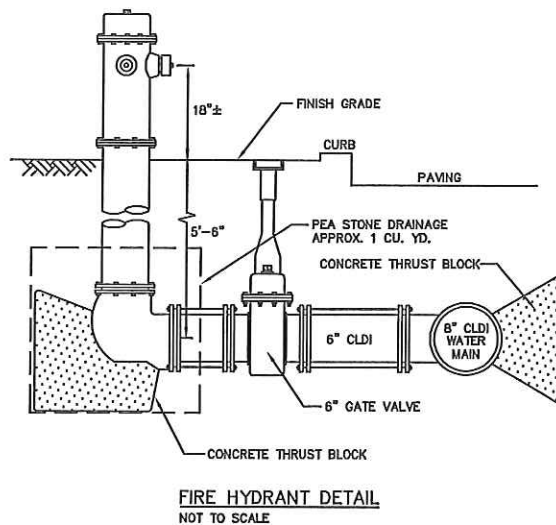
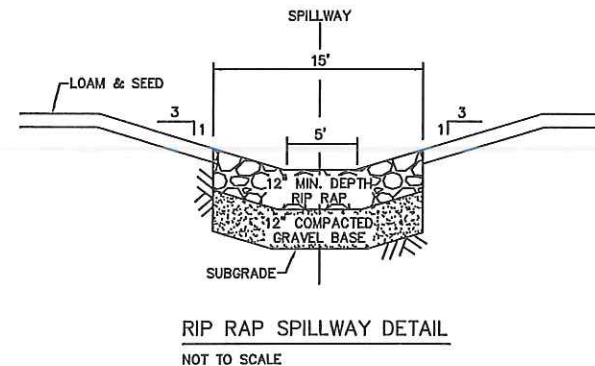
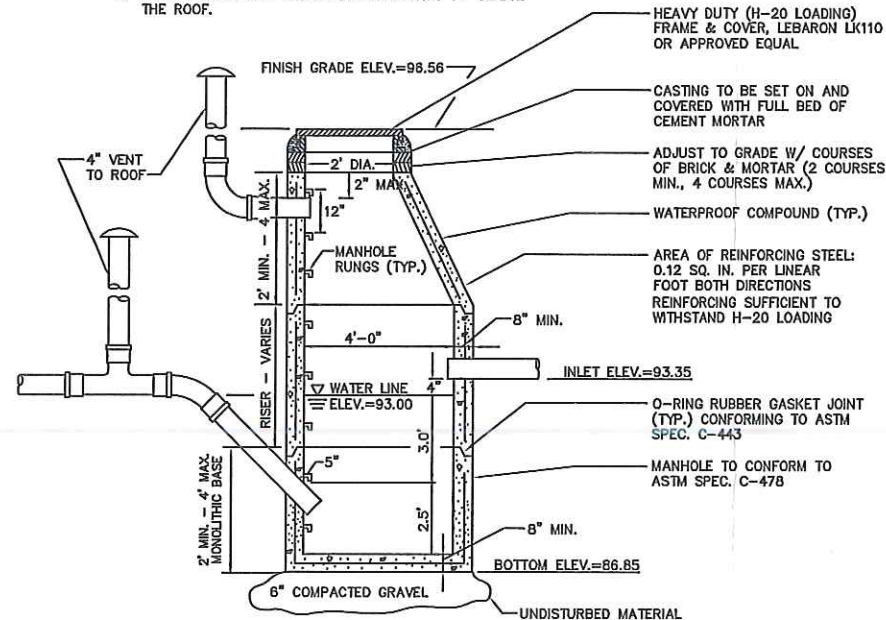
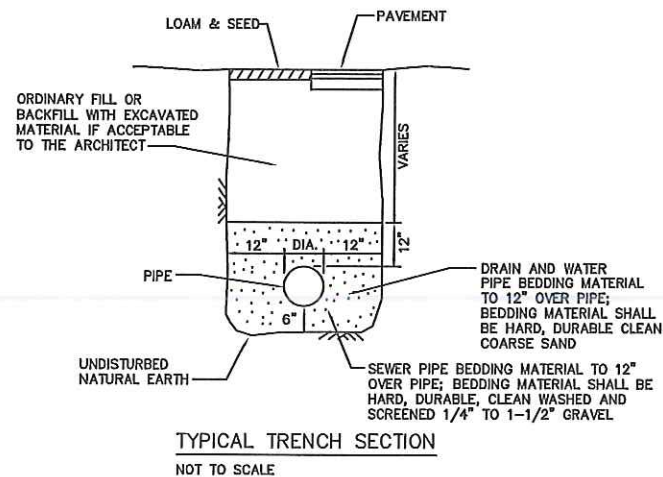
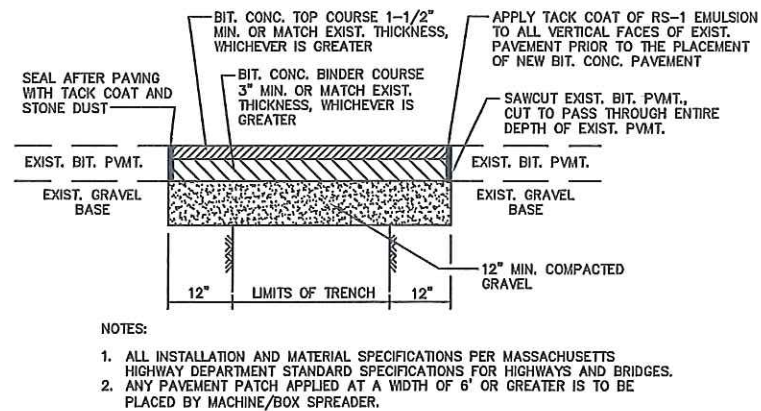
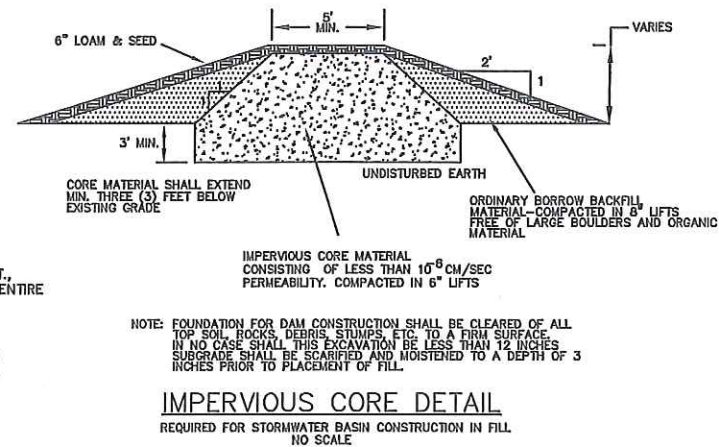
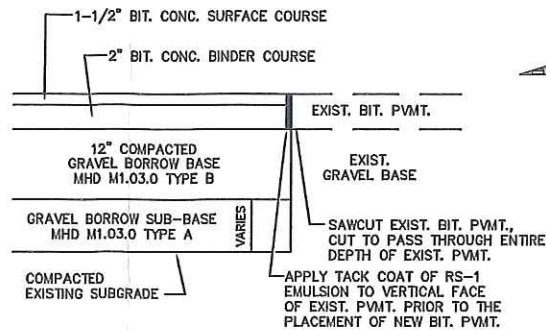
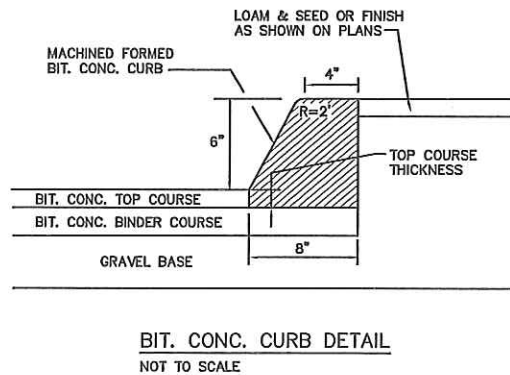
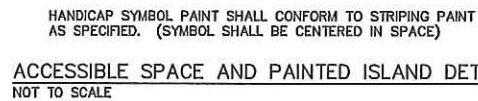
AT  
2270 ELECTRIC AVENUE  
IN  
LUNENBURG, MA

PREPARED FOR:  
LTN REALTY TRUST  
308 ELECTRIC AVENUE  
LUNENBURG, MA 01462



**WHITMAN & BINGHAM**  
ASSOCIATES  
REGISTERED ENGINEERS & LAND SURVEYORS  
510 MECUM STREET  
LEOMINGHAM, MASSACHUSETTS 01463  
TEL. 978/537-5296  
FAX. 978/537-1413





REVISIONS				DRAWN BY:	CHECKED BY:
				MFP	BFM
				DATE:	SCALE:
				4/27/15	AS NOTED
				SHEET NUMBER:	JOB NUMBER:
				8 OF 8	13341
				COMPS:	PLAN NUMBER:
				9739	31-D-25
				PLAN REF(S):	FIELD BOOK REF(S):
				BY OTHERS	

CONSTRUCTION DETAILS #2  
AT  
270 ELECTRIC AVENUE  
IN  
LUNENBURG, MA

PREPARED FOR:  
LTN REALTY TRUST  
308 ELECTRIC AVENUE  
LUNENBURG, MA 01462



**WHITMAN & BINGHAM**  
ASSOCIATES  
REGISTERED ENGINEERS & LAND SURVEYORS

510 MECHANIC STREET  
LEONUMSTER, MASSACHUSETTS 01469  
TEL: (978) 353-2446  
FAX: (978) 353-2446

APPROVAL UNDER  
SITE PLAN  
IS REQUIRED

DATE \_\_\_\_\_  
TOWN OF LUNENBURG  
PLANNING BOARD